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*ACC Forms Enclosed*

***2008 Board of Directors Announcement . . . . .***

The 2008 Board of Directors are:

- President: Stephen Booth
- Vice-President: John Torpey
- Treasurer: David Sant
- Secretary: Dianne Ohoi
- Members-At-Large: Andy Hamack & Brenda Ferguson

Thank you to all the homeowners who took the time to vote. The 2008 Board of Directors look forward to serving the community.

***Drive-Over Update . . . . .***

This drawn out case from 2006 has finally come to an end. Since this was not the only problems with the law for the person caught, he is currently serving a prison term, including 6 months that was sentenced for the “drive over” just by itself.

The message here is that vandalism in Pioneer Trails will be dealt with seriously, and violators should expect to face serious consequences.

Although we do not want to encourage residents to confront vandals or other criminals, this is a reminder that we all ought to keep our eyes open and not hesitate to call the police when we spot criminal or suspicious activity.

***Calling All Volunteers . . . . .***

Looking for a way to help our community while maintaining our property assets? Here’s 2 great opportunities:

**Spring Clean-up:** Anyone interested in spearheading this worthwhile project?

**Bridge Painting:** This is possibly a project in May when the weather is drier. We could really use the help to spruce up our bridges.

To sign up, please contact Morris Management. Their contact info is on the back of this issue of the Trail Tales. Thank you for making a difference!

***“Many hands, make light work!”***



**BOARD MEETINGS**  
**LOCATION:**  
 Silver Lake Baptist Church  
 12918 35th Ave. SE, Everett  
**TIME:** 7—8:30 p.m.  
**MEETING DATES:**

- April 4, 2008
- June 2, 2008
- September 8, 2008
- November 3, 2008

**Calendar of Events:**

- April 26 Garage Sale
- Sept. 27 Garage Sale

## *Planning on Making Changes to Your Home? . . . . .*

Painting, roofing, or remodeling???

Don't forget to get those Architectural Change Forms signed **BEFORE** you start your projects.

PTHA approval is required!!!

Why do I need these forms? . . . To enhance and protect the value, desirability, and attractiveness of the real property and our community.

Architectural Change Forms are included in this issue of the Trail Tales, but is also available on the website at [www.pioneer-trails.org](http://www.pioneer-trails.org) or by calling 425.283.5858 x118 and requesting a form.

### Approved Roofing Materials

All roofing projects must be pre-approved by the architectural Control Committee. The following materials and colors have been approved by the Board of Directors.

1. **SHAKE**

2. **TILE**

3. **GERARD** - Metal Roof System (Tile & Shake profiles only.)  
Authorized Colors are: Cedar, Charcoal, Chestnut, & Mahogany.

4. **DECRA** - Metal Roof System (Tile & Shake profiles only.)  
Authorized Colors are: Teak, Charcoal, & Weathered Timber.

5. **PRESIDENTIAL TL ULTIMATE** (Formerly Presidential TL)

**NOTE:** Standard Presidential (non TL) is a 2-layer roof NOT approved for use in Pioneer Trails.

Authorized Colors are: Autumn Blend, Bark Brown, Shadow Gray, Weathered Wood, Aged Bark, Platinum, Country Gray, Yosemite, & Charcoal Black.



## *Composite Decking Resolution . . . . .*

At the February 4, 2008 Annual Board Meeting, the Certificate of Adoption regarding Policy Resolution #200801 (Backyard Decks and Railings) was approved by the Board and signed by two Board of Directors. This certificate certifies that this resolution is to be included in the Pioneer Trails' Rules and Regulations effective March 1, 2008 until further modified.

This resolution allows for backyard decks and railings to be constructed of either wood, composite decking material, or other materials approved by the Architectural Control Committee.

A complete copy of the signed Policy Resolution #200801 (Backyard Decks and Railings) is on page 3 of the Trail Tales.

**KEEP OUR COMMUNITY SAFE!**

In addition to the police, please report any property crime or suspicious activity to the PTHA c/o Morris Management, so that we can monitor what's going on in our community. Thank you!



## ***Dog Waste is Turning Streams Into Sewers. . . .***

Roundworms, E. coli, and Giardia are just a few of the many harmful microorganisms that can be transmitted from dog waste to humans. Some can last in your yard, common areas and greenbelt for as long as four years if not cleaned up. Children who play outside and adults who garden are at greatest risk of infection. A variety of pathogens, like the fecal coliform bacteria, are harmful to humans and pets, and our streams.

Dog waste is one of the leading causes of bacterial contamination of streams in Snohomish County. Dog waste also causes the same nitrogen related problems as livestock manure. Remember, dog waste is not fertilizer.

The solution is safe and easy.

**Scoop the poop, bag it, and place it in the trash.**

Composting or burying your dog's waste does not reliably destroy the harmful organisms.

Sources: Snohomish County Surface Water Management Division & The Everett Herald (January 14, 2008).



## ***The Cash Reserve Funds. . . .***

***How much should our Association have in reserve funds?*** To help answer this question, the Board asked Morris Management to arrange for a reserve study. The study was performed by Association Reserves, Inc. (ARI), a professional engineering consulting company that specializes in the preparation of reserve studies for community associations.

A reserve study provides the estimated timeframe when PTHA assets with long lives (such as bridges, signs, etc) will need to be replaced, and the estimated future cost of replacement. The Board can use that information as a guide for planning how much of the membership dues to set aside each year into the reserve funds (i.e. savings) in order to be prepared for those large costs.

### **The General Fund**

The General Reserve covers items like entrance signs, bridges, asphalt trails, playground equipment, sports courts, irrigation equipment, fences, etc. Routine maintenance occurs as needed in order to achieve the maximum possible life from these assets; however, eventually they all need to be replaced.

The balance in the General Reserve is less than what is suggested by the reserve study, and increasing our contribution to the reserve is recommended. Towards the end of 2008 we will be better able to determine if that can be done with the current income level. The Board is committed to keeping costs as low as possible, but if warranted, an increase to the annual dues would be considered.

### **The Road Fund**

The Road Fund is to be used exclusively for maintaining and resurfacing the private roadway in Divisions 2, 4, and 6. PTHA members who live in those divisions contribute to the fund by paying an extra \$48 per year in dues. The road fund has not been increased in 20 years. Due to the cost estimates for road resurfacing provided in the reserve study, it is recommended that the annual contributions to the Road Fund be increased. Homeowners in Divisions 2, 4, and 6 will probably see an increase in the road fund assessment for 2009.

## *Have a Covenant Complaint? . . . . .*

Try to resolve covenant concerns by talking to your fellow homeowners first. If this doesn't work, please complete a covenant complaint form. No complaint will be taken unless the complainant is willing to give his/her name, address, and telephone number. This is to ensure that the complainant is a member of PTHA & therefore entitled to make the complaint. No anonymous complaints will be taken.

Covenant enforcement complaint forms are available as follows:

On-line at: [www.pioneer-trails.org](http://www.pioneer-trails.org) OR Order a form at: 425.283.5858 x118

After completing the form, please mail it to:

Pioneer Trails Homeowners Association  
c/o Morris Management, Inc.  
325—118th Avenue SE, Suite 204  
Bellevue, WA 98005

### BOARD MEETING SCHEDULE

Please note that the 2008 Board Meetings will be every 2 months except during the summer months. Please check our schedule for any upcoming changes.

## *Board of Directors Annual Meeting Minutes (Feb.4, 2008) . . . . .*

### Meeting called to order at 7:02 pm

Date: Feb. 4, 2008  
Presiding officer: Steve Booth  
Quorum established: Judy Kimball, David Sant, and Dianne Ohoi  
Members present: Eight homeowners present.

Purpose: Purpose of the Board of Directors is to make decisions that impact all homeowners.

**Minutes:** Jan. 7, 2008 Board of Directors Meeting Minutes, **MSA.**

**Treasurer's Report:** Went back to the prior financial report format as requested by homeowners. David Sant will provide. Maintenance expenses are under budget because trail repair was postponed until 2008. Actual Expenditures vs Budget as of 12/31/07 were presented. **MSA.**

**Morris Management (MMI)'s Report:** Reserve Study was received on 2/4/08. Board will review.

- 9 landscaping contractors were sent bids. On 2/1/08, 7 bidders met with Kevin Holden & Jim Baska to walk through the neighborhood. Bids are due by 2/17/08.
- Format manipulation of MMI's monthly financial statements is not possible. David Sant will manually prepare report.
- Two extremely past due accounts have been forwarded to collection attorney and Notices of Liens were processed on 1/14/08.
- Received a proposal from a pond maintenance company for 2008 pond maintenance. Looking for other competi-

tive proposals.

- Architectural Review: 2 approval letters were sent for house paint color and roofing.
- Monthly Community Inspection was conducted on 1/17/08. One second violation notice was sent and 5 past violations confirmed have been completed.
- An updated Community Activity Report was provided.

**Election Results:** Brenda Ferguson & John Torpey were elected to the 2008/2009 Board with 37 votes each.

**Unfinished Business:**

***Drive-Over Trial Outcome:*** In early January 2008, the defender was sentenced to 6 months of jail time for the drive-over plus 9 months for other offenses. The restitution portion of the trial was scheduled for 2/12/08. The judge requested from us the cost of repair.

***Composition Decking Resolution:*** The Board approved and signed the policy resolution with regards to backyard decks and railings which allows for the ACC committee to approve composite materials and consider other materials. Architectural Control forms are still required.

***Entrance Lighting:*** The Board approved the repair of the 3 entrance lighting.

**New Business:**

***Interest Bearing Operating Account:*** The Board asked Jim to contact US Bank for a more competitive interest rate.

***Upcoming Events:***

- i. March 22, 2008 – Easter Egg Hunt
- ii. April 7, 2008 – Board Meeting (No Board Meeting in March.)
- iii. April 26, 2008 – Community Garage Sale

**Homeowner Comments and Concerns:**

***Greenbelt:*** A homeowner inquired if the rounds of wood from a cut tree in the greenbelt were available for homeowners to remove. The answer is yes.

***Covenant Enforcement:*** A truck with a mattress has been parked on the street for at least a couple weeks. A covenant enforcement form must be filled out as per the covenant enforcement procedure.

***Homeowner Dues:*** With dues being mailed to a California address, do we have to comply with any California laws? No, this is just a collection center for US Bank.

***Street Lights:*** A homeowner would like to see a street light at the 125<sup>th</sup> St. entrance. Jim will contact the city and get a contact number. The more people in the neighborhood that call in for this request, the better the chances of the city to consider the request.

***Annual Meeting Date:*** Normally the Annual Meeting is held on the second Thursday of February. Since it fell on Valentine's Day, the annual meeting was held the week before.

***Spring Clean-up:*** The homeowners had mixed feelings on whether or not a spring clean-up was necessary. Since this is volunteer-driven, a request for volunteers will be posted in the Trail Tales. The response will determine if a spring clean-up will occur or not.

***Moles:*** Thank you David Sant for your efforts in the mole control at the front entrances.

***Break-in:*** There was a burglary at a home on 122<sup>nd</sup> Place on 1/27/08 from 1 – 5 p.m. The break-in occurred through the front door. No arrest has been made.

***Next meeting:*** Board Meeting on Monday, April 7, 2008 at 7:00 pm, at Silver Lake Baptist Church.

**Adjournment:** 7:50 pm

Respectfully Submitted, Dianne Otori, Board Secretary

## Treasurer's Report (as of Dec. 21, 2007) . . . . .

### Actual Expenditures vs Budget as of 12/31/07

(Estimated by combining 8 months cash basis with  
4 months of Morris management accrual basis)

	<u>2007 Actual</u>	<u>2007 Plan</u>
<b>INCOME</b>		
<i>Total Income</i>	128,645	126,828
<b>EXPENSES</b>		
<u>GENERAL EXPENSES</u>		
<i>Total Admin Exp.</i>	24,108	16,080
<u>UTILITIES</u>		
<i>Total Utilities</i>	5,090	5,000
<u>MAINTENANCE EXPENSE</u>		
<i>Total Maint. Exp.</i>	65,157	74,000
<b>Total Operating Expense</b>	<u>94,356</u>	<u>95,080</u>
<b>Net Operating Income</b>	<u>34,289</u>	<u>31,748</u>
<b>TOTAL OPERATING EXPENSE</b>	<b>94,356</b>	<b>95,080</b>
Road Fund	2,832	2,928
Reserves	5,000	5,000
<b>Total Operating &amp; Reserve Budget</b>	<u>102,188</u>	<u>103,008</u>
<b>SURPLUS (DEFICIT) to budget</b>	<u>26,457</u>	<u>23,820</u>
<b>Capital Reserves</b>		
Road Fund	2,832	2,928
Road Repairs (storm drains)		
Entry Sign repair	5,000	5,000
<b>TOTAL RESERVES</b>	<u>7,832</u>	<u>7,928</u>

**CAPITAL EXPENDITURES:**

Playground improvement	33,047	35,000
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## Community Garage Sale



What a great time for spring cleaning with our community garage sale just around the corner.

# Save the date! Saturday, April 26, 2008.



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## Garage Sale: Saturday, April 26, 2008

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### *2008 Board of Directors*

*President: Stephen Booth      Treasurer: David Sant*  
*Vice-President: John Torpey      Secretary: Dianne Ohoi*  
*Members At Large: Andy Hamack & Brenda Ferguson*

<i>Committee</i>	<i>Chair</i>	<i>Committee</i>	<i>Chair</i>
Architectural Control		Bridges, Benches, Signs	<i>John Alberti</i>
Covenant Enforcement	<i>Committee</i>	Easter Egg Hunt	<i>MaryAnn Elbert</i>
Fountains & Lights	<i>Ken Bemis</i>	Lakes, Ponds, Swale	
Maintenance Contracts	<i>Kevin Holden</i>	Newsletter	<i>Dianne Ohoi</i>
Paint Approval		Recreation	<i>Doug Desharnais</i>
Security		Trail Repair	
Tree Removal	<i>Ken Bemis</i>		

### **3 WAYS TO CONTACT US**

1. Call us at our NEW phone number: 425.283.5858
2. Email us at [pthoa@pioneer-trails.org](mailto:pthoa@pioneer-trails.org)
3. Attend a Board Meeting. We'd love to see you!

### **Morris Management's Contact Info**

Pioneer Trails Homeowners Association  
c/o: Morris Management, Inc.  
325 – 118<sup>th</sup> Avenue SE, Suite 204  
Bellevue, WA 98005

• Tel: 425.283.5858 x118 • Email: [jbaska@morrismanagement.com](mailto:jbaska@morrismanagement.com)